

## **APPROVED DEVELOPMENT CONDITIONS**

**PRC-C-546-02**

**May 24, 2012**

If it is the intent of the Board of Supervisors to approve PRC-C-546-02 located at 6000 Burke Centre Parkway, (Tax Map 77-4 ((1)) 28A) to permit building additions to the existing elementary school, pursuant to Sect. 16-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions:

1. This Planned Residential Community (PRC) Plan approval is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Planned Residential Community (PRC) Plan approval is granted only for the purpose(s), structure(s) and/or use(s) indicated on the PRC plan submitted with the application, as qualified by these development conditions.
3. This PRC plan is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this PRC plan approval shall be in substantial conformance with the approved Planned Residential Community Plan entitled "Terra Centre Elementary School Renovations and Building Additions" prepared by Adtek Engineers, consisting of ten sheets dated March 14, 2012 and these conditions. Minor modifications to the approved PRC plan may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
4. Parking shall be provided in accordance with the Zoning Ordinance and consistent with the tabulations on the PRC plan, subject to DPWES approval. Handicapped parking shall be provided in accordance with Code requirements. All parking spaces shall be of a size and the aisles of a width which will meet Public Facilities Manual standards as determined by DPWES; all parking shall be on site.
5. Stormwater Best Management Practices (BMP) shall be provided as determined by DPWES at the time of site plan review and shall be in conformance with Public Facilities Manual standards.
6. In order to mitigate the effects of increased stormwater runoff into the Resource Protection Area associated with the tributary to Sideburn Branch, supplemental plantings of native shrubs and trees shall be planted on and adjacent to sloped area to the west of the stream. The choice and arrangement of such plantings shall be subject to the approval of the Urban Forest Management Division of DPWES.

7. In order to soften the visual effect of the proposed building additions and site improvements, the applicant shall provide transitional screening where feasible along the southern property line equivalent to a Transitional Screening 1 in the Zoning Ordinance. The choice and arrangement of plantings shall be subject to the approval of the Urban Forest Management Division of DPWES.
8. Any trees removed as part of the construction of the building additions or site improvements shall be replaced elsewhere on-site to the extent feasible. The location of such plantings shall be at the discretion of the Urban Forest Management Division of DPWES.
9. All plantings shall be shown on a Landscape Plan which shall be provided to the Urban Forest Management (UFM) for review and approval at the time of site plan review. All plantings shall be continually maintained. Dead or dying plants shall be replaced with like-kind plants.
10. The applicant shall install flashing beacon school zone lights, such as a "Wink-O-Matic" or similar device approved by the Virginia Department of Transportation, along Burke Centre Parkway at Terra Centre Elementary School before the issuance of the Non-Residential Use Permit for the proposed building additions. The signs shall comply with Sect. 46.2-873 of the Code of Virginia.
11. All signage shall be in conformance with Article 12 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this PRC plan approval shall not be valid until this has been accomplished.